RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121730

BILL GARRETT, Davidson County
Trans:T20120059305 DEEDWARR
Recvd: 08/09/12 14:21 2 pgs
Fees:13.00 Taxes:888.00
20120809-0071246

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen B. Bonner 680 Timber Lane # 41 Nashville, TN 37215	Same address as new owner	117020C041.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MARY ELLEN KALMBACH, UNMARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KAREN B. BONNER, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit #41 together with the carport designated 41A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Mary Ellen Kalmbach, unmarried, by Quitclaim Deed from Carolyn L. Kalmbach, dated 2/1/2011, recorded 3/10/2011, of record in Instrument No. 20110310-0019111, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 3700, pages 111 and 112; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 680 Timber Lane #41, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 30 day of July, 2012.

Maryellen Kalmbach

MARY ELLEN KALMBACH

STATE OF LOUISIANA
COUNTY OF Caddo

Personally appeared before me, a Notary Public, Mary Ellen Kalmbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of July, 2012.

Notary Public

Printed Notary Name

My commission expires: _____

NOTARY PUBLIC IN AND FOR BOSSIER PARISH
AND STATEWIDE JURISDICTION
UNDER LA. R.S.35:191 (P)
MY COMMISSION IS FOR LIFE